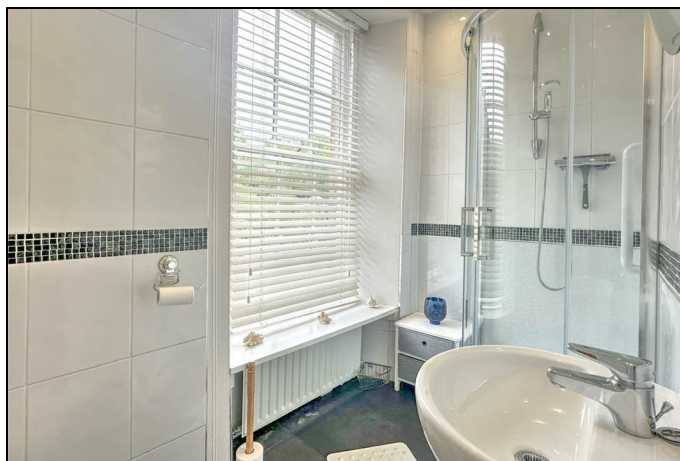


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

COLLINGWOOD TERRACE MORPETH NE61 1QJ



- One Bedroom Terrace
- No Further Chain
- Communal Rear Garden
- Council Tax Band: B
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Town Centre Location
- Grade II Listed Building
- EPC: Exempt
- Tenure: Freehold* Plus Flying Freehold

Offers Over £138,000

2 COLLINGWOOD TERRACE MORPETH NE61 1QJ

A charming one-bedroom terraced house located in the heart of Morpeth at Collingwood Terrace, Oldgate. This property is Grade 2 listed boasting character and history, perfect for those looking for a unique home in the town centre.

The accommodation comprises of an entrance hall, lounge and kitchen diner to the ground floor. To the first floor there is a double bedroom and shower room/wc.

There is a communal garden to the rear, shared with the neighbouring residents which is accessible from the kitchen diner, whilst the front has its own enclosed garden area.

While there is no allocated parking available, the property is eligible for a parking permit and the central location means you have all amenities within easy reach, along with public car parks.

ENTRANCE HALL

Entrance door to the front, stairs leading to the first floor.

LOUNGE

14'1" x 10'9" (4.31 x 3.29)

Measurement taken into alcoves.

Sash window to front, radiator and inset gas fire (not in use) to chimney breast.



KITCHEN DINER

14'0" x 8'2" (4.27 x 2.50)

An ample size kitchen diner with fitted wall and base units with roll top work surfaces, sink drainer unit with mixer tap and integrated oven and hob. Single glazed window to the rear and external door to the rear garden.



2 COLLINGWOOD TERRACE MORPETH NE61 1QJ

ADDITIONAL IMAGE



FIRST FLOOR LANDING

BEDROOM

4.56 x 3.37

Measurement taken into alcoves recess and includes wardrobes.
Measurement excludes door recess.

Sash window to the front, radiator and wardrobes to alcoves.



SHOWER ROOM/WC

Fitted with a wc, wash hand basin and shower in cubicle. Window to front, radiator.



2 COLLINGWOOD TERRACE MORPETH NE61 1QJ

EXTERNALLY

The front of the property has a small enclosed garden with seating area. There is also an alley way to the side providing access to the rear.

The rear of the property has a communal garden which is mainly paved with seating area with an outlook across the river beyond.



PARKING

There is no parking with the property, however, a residents permit is available which permits you to park in permit parking only bays nearby subject to availability.

LISTED BUILDING INFORMATION

As the property is a Grade II Listed Building, you will need consent before you alter the property in any way. Changes usually require planning permission from your local authority, but listed buildings can also require 'listed consent'. You will need to contact the local authority for further information.

GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

2 COLLINGWOOD TERRACE MORPETH NE61 1QJ

MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains

Broadband and Mobile - Standard and Superfast available

(Ofcom Broadband & Mobile Checker May 2024).

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Low Risk - Yearly Chance of Flooding 2036 & 2069 - Medium Risk - (Gov.uk Flood Risk Checker February 2025).

- Surface Water Yearly Chance of Flooding - Medium Risk - Yearly Chance of Flooding 2040 & 2060 - High Risk - (Gov.uk Flood Risk Checker February 2025).

Planning Permission - No Applications Found (May 24)

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

TENURE & COUNCIL TAX BAND

We have been advised that the property is Freehold. **Please Note: Part of the property is subject to a FLYING FREEHOLD**

We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band B - gov.uk May 24

MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

VIEWING ARRANGEMENTS

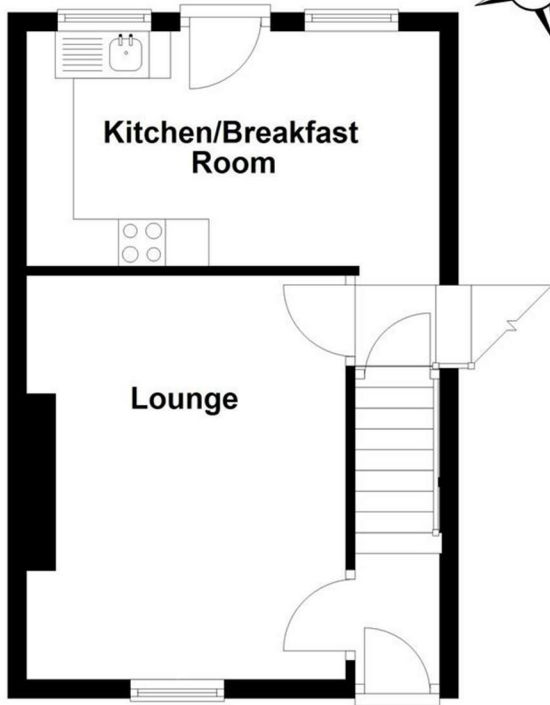
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

11C25AOCH

2 COLLINGWOOD TERRACE MORPETH NE61 1QJ

Ground Floor

Approx. 29.9 sq. metres (321.4 sq. feet)



First Floor

Approx. 23.6 sq. metres (254.4 sq. feet)



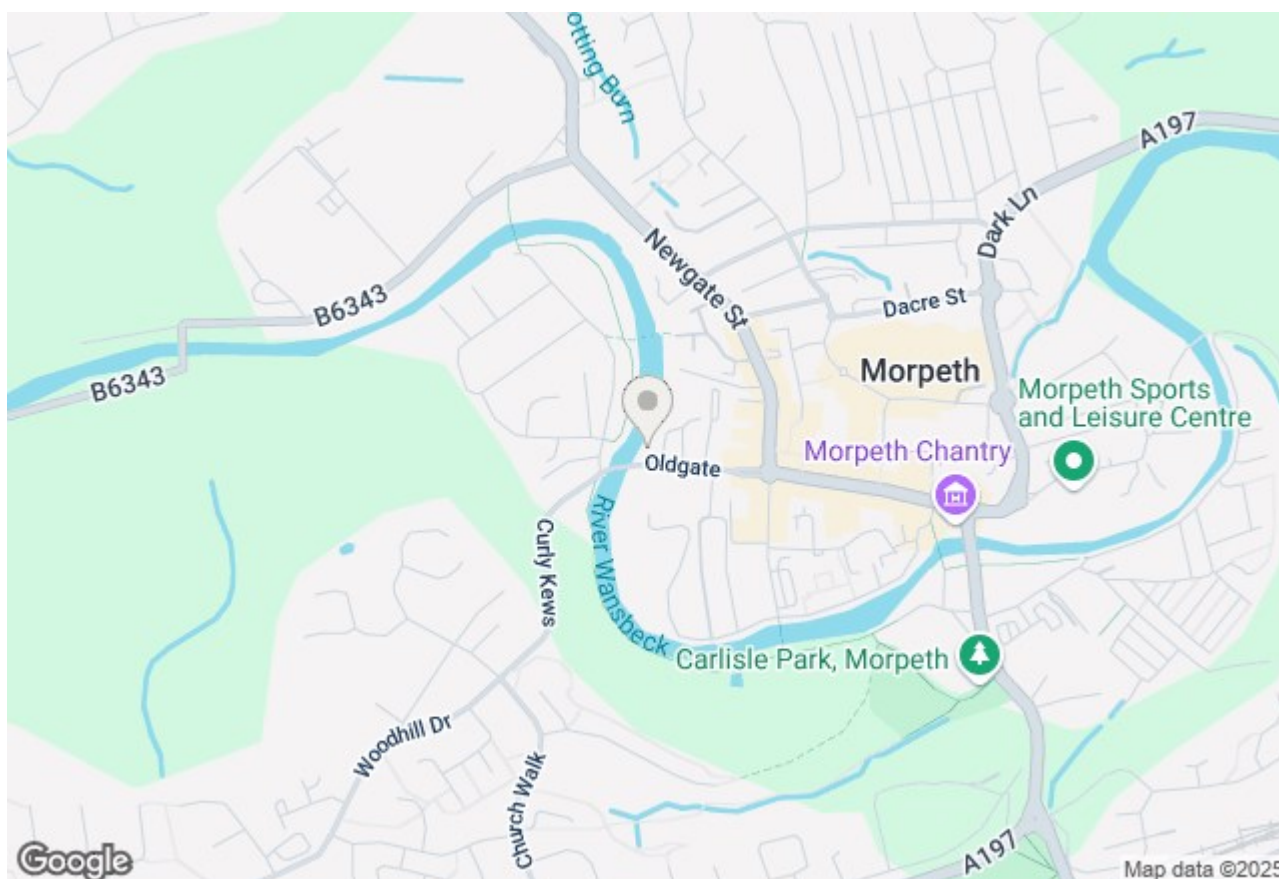
Total area: approx. 53.5 sq. metres (575.8 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

Collingwood Terrace

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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